

LOCATION MAP SCALE: 1" = 800'

BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)		
1	GROSS LOT AREA	= 10,000 SQ. FT.
2	ABOVE-GROUND UTILITY EASEMENTS	= 0 SQ. FT.
3	STREET AND ROAD	= 0 SQ. FT.
4	OTHER EXCLUSIVE SURFACE EASEMENT	= 0 SQ. FT.
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)	= 0 SQ. FT.
6	WETLANDS AREA	= 0 SQ. FT.
7	STEEP SLOPES OF 25% OR GREATER	= 0 SQ. FT.
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	= 0 SQ. FT.
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	= 0 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	= 10,000 SQ. FT.

AVG. GRADE AROUND RESIDENCE:  
 $6.6+6.5+6.3+5.9+6.0+5.8+5.4+5.7+6.2+6.4 = 60.8/10 = 6.08$

ELEVATION OF ROOF PEAK = 33.76  
ELEVATION OF ROOF EAVE = 16.19  
ELEVATION OF ROOF MIDPOINT =  $33.79+16.19 = 49.95/2 = 24.98$

HEIGHT OF RESIDENCE:  
ELEVATION ROOF MIDPOINT - AVG. GRADE =  $24.98-6.08 = 18.90$  FEET

ELEVATION OF DORMER ROOF PEAK = 28.52  
ELEVATION OF DORMER ROOF EAVE = 24.60  
ELEVATION OF DORMER ROOF MIDPOINT =  $28.52+24.60 = 53.12/2 = 26.56$

HEIGHT OF DORMER:  
ELEVATION DORMER ROOF MIDPOINT - AVG. GRADE =  $26.56-6.08 = 20.48$  FEET

ELEVATION OF GARAGE ROOF PEAK = 19.76  
ELEVATION OF GARAGE ROOF EAVE = 12.83  
ELEVATION OF GARAGE ROOF MIDPOINT =  $19.76+12.83 = 32.59/2 = 16.30$

HEIGHT OF GARAGE:  
ELEVATION GARAGE ROOF MIDPOINT - AVG. GRADE =  $16.30-6.08 = 10.22$  FEET

ELEVATION OF FRONT DOOR SILL = 8.50  
ELEVATION OF GARAGE FLOOR = 5.87

EXISTING BUILDING COVERAGE:  
RESIDENCE & PORCHES ..... 1,259.2 SQ. FT.  
GARAGE ..... 590.8 SQ. FT.  
REFUSE CONTAINER ..... 8.6 SQ. FT.  
TOTAL EXISTING BUILDING COVERAGE ..... 1,858.6 SQ. FT. = 18.59 %

EXISTING LOT COVERAGE:  
EXISTING BUILDING COVERAGE ..... 1,858.6 SQ. FT.  
DRIVEWAY ..... 563 SQ. FT.  
TOTAL EXISTING LOT COVERAGE ..... 2,421.6 SQ. FT. = 24.22 %

ZONING/LOCATION SURVEY  
MAP OF PROPERTY

PREPARED FOR

Jeffery Graybill & Laura Hull Graybill

7 BRADLEY STREET

WESTPORT, CONNECTICUT

SCALE: 1" = 10' OCT. 22, 2014

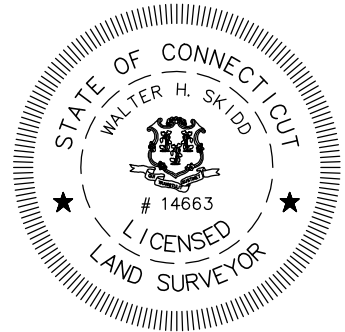


WALTER H. SKIDD - LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

WALTER H. SKIDD

WALTER H. SKIDD, L.S. Conn. Reg. # 14663  
1992 STRATFIELD ROAD - FAIRFIELD, CONN.  
TELEPHONE (203) 373-0401



NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
- THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
- THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS 1-2 STANDARDS, REFERS TO MEAN SEA LEVEL NAVD '88 DATUM.
- THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 110 ON ASSESSOR'S MAP D-03.
- THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.
- THE SUBJECT PROPERTY IS OWNED BY JEFFERY GRAYBILL & LAURA HULL GRAYBILL. REFER TO RECORD DEED VOL. 3586, PG. 033 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL11) AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 551 OF 626 COMMUNITY WESTPORT TOWN OF, NUMBER 090018, PANEL 0501, SUFFIX 0, MAP NUMBER 09001C05510 MAP REVISED: JULY 8, 2013".
- SETBACK LINES SHOWN ARE BASED ON SECTION 6-3.1 OF THE ZONING REGULATIONS FOR NON-CONFORMING LOTS.

MAP REFERENCE:

RECORD MAP # 167.W.L.R. ENTITLED "MAP SHOWING BUILDING LOTS OWNED BY SAMUEL ROODNER AT COMPO WESTPORT, CT. SCALE 1" = 50' AUGUST, 1919" BY SAMUEL W. HOYT, JR. C.E.

AREA = 10,000 SQ. FT.  
or 0.2296 AC.

THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSE.  
ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY  
INTENDED IS A MISUSE OF THIS INFORMATION AND  
RENDERS THE PREPARER'S DECLARATION NULL AND VOID.  
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY  
ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS  
SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL,  
RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS  
FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION  
IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS  
NULL AND VOID WITHOUT THE LICENSED SURVEYORS  
LIVE SIGNATURE OR EMBOSSED SEAL.

EMBOSSSED SEAL